

Subject: Re: Port of Los Angeles Parcel Size Verification - Assistance Needed
From: Edward Henning <mred2@earthlink.net>
Date: 10/07/2016 02:55 PM
To: Lorena Parker <lparker@sanpedrobid.com>

Hi Lorena - Dennis Rader only commented (so far) based on a cursory review, on an initial handful of parcels and questioned NBS' overall figures on land areas which appear to be off by a few sq ft for 75%+ of all commercial parcels vs data used and approved in 2012 as well as other NBS figures that don't mesh with the APN maps. For the most part, in other BIDs in LA, to save time in the long run, I usually just use whatever figures the Clerk's Office comes up with after reviewing my numbers and providing their "secret" source data that differs from mine (or in this case NBS). I'll let you know when I hear anything back from Dennis et al on the dbase review - I know that they are seriously log-jammed at this time of the year but do know that they at least have begun the review.

While the final assessment revenue dollars will undoubtedly change before all's said and done, I'm in the process of trying to roughly allocate program costs per benefit zone based essentially on the revenues generated in each zone and the specific programs/services to be provided in each. These will be "academic" dollar figures that may or may not reflect the precise program/service dollars expended in each zone. It's just something that has to be shown so that there's neither the practice nor impression of one zone subsidizing another zone's costs. When I get this chart together - I'll need you to try and do a reality check on the dollar allocations to see if they begin to match your projected service levels and costs. I say this because the zone assessment formula and rates appear to have been set up somewhat arbitrarily and not based on actual projected costs to be incurred in each benefit zone.

I hope the earlier feedback I gave you on NBS was helpful and to reiterate that these types of services are vital to each BID, but I do question their apparent lack of review and cross-checking of the raw data they pulled up from the master source discs.

Ed Henning, Principal Consultant
Edward Henning & Associates
760-868-9963

-----Original Message-----

From: Lorena Parker
Sent: Oct 7, 2016 1:48 PM
To: Edward Henning
Cc: "Sestich,Meagan" , mgalvin@portla.org
Subject: Re: Port of Los Angeles Parcel Size Verification - Assistance Needed

Ed,
Are there specific parcels that still need to be verified?

Mike,
Is there a specific person we should be working with to verify parcel information?

Thank you all for your assistance. I'm looking to complete the data verification as soon as possible.

Best regards,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
San Pedro Historic Waterfront
Business Improvement District

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On Fri, Oct 7, 2016 at 12:36 PM, Edward Henning <mred2@earthlink.net> wrote:

Hi Meagan - I'm the assessment Engineer working with the San Pedro BID on their renewal. I'm not sure if Lorena sent you the map of the proposed expanded BID but attached is the boundary map prepared by another company (NBS) delineating the existing BID boundaries and the proposed expansion area. I don't have a map detailing precisely the parcels included but have submitted a dbase (mainly prepared also by NBS) to the City of LA for checking/verifying. Much of the Port property data in the expansion area was obtained from someone at the Port in 2015 and I used that as the basis of the expansion data submitted. We've only had very cursory feedback to date from the City on the data submitted and I will certainly let you know if any issues arise as to the accuracy of the data we are using at this point or if we need further research and validation from you. Please keep in mind that the BID expansion area is considered Benefit Zone 2 within which only building areas are assessed, not land areas as is the case with other Port parcels lying in either Zone 1A or Zone 1B.

Thank you for your help.

Ed Henning, Principal Consultant
Edward Henning & Associates
[760-868-9963](tel:760-868-9963)

-----Original Message-----

From: "Sestich, Meagan"
Sent: Sep 30, 2016 4:18 PM
To: 'Lorena Parker'
Cc: Edward Henning
Subject: RE: Port of Los Angeles Parcel Size Verification - Assistance Needed

Hi Lorena,

Could you forward me a map showing which parcels are part of PBID.
Augie said you should have one handy.

Thanks,

Meagan

From: Lorena Parker [mailto:lparker@sanpedrobid.com]
Sent: Wednesday, September 21, 2016 3:34 PM
To: Sestich, Meagan
Cc: Edward Henning
Subject: Port of Los Angeles Parcel Size Verification - Assistance Needed

Meagan,

I am in the process of renewing the San Pedro Historic Waterfront Business Improvement District. As part of that process, we need to submit a database to the City of Los Angeles on all parcels that will be part of the District.

I have already met with Doane Liu to discuss the parcels that will be included in the renewal. I now need a contact in your office who can work with our engineer Ed Henning to verify parcel sizes.

Can you please let me know who in your office would be the correct contact person?

Thank you for your assistance.

Best regards,

Lorena Parker

Executive Director

San Pedro Property Owners' Alliance

San Pedro Historic Waterfront

Business Improvement District

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